



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (July 8, 2015 Meeting)

Docket No. / Project Title: PUDF-16-04 (White River Dental)
Staff: Ashley Klingler
Applicant: AWS Properties LLC
Property Size: +/- 1.74 Acres
Current Zoning: PUD (Planned Unit Development)
Location: The property is located at the north east corner of Johnson Boulevard and Merchants Mile.

Background Summary:

AWS Properties LLC is requesting a modification to a Final PUD Plan for White River Dental. The request includes updates to signage and landscaping.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Is the proposed Final PUD consistent with the Preliminary PUD?
2. Does the proposed landscaping meet the intent of the regulations by providing fewer shrubs but more trees in the parking lot frontage landscaping area?
3. Does the proposed landscaping meet the intent of the regulations by providing enough plantings in a smaller area in the parking lot interior landscaping area?
4. Is the north side of the building/property screened appropriately?

Staff Recommendation:

Approval, with the following conditions:

1. Landscaping (6 shrubs) shall be required at the base of the 25 foot sign.
2. The north side of the property shall have landscaping. The trees along the pond are to be retained, or some landscaping shall be moved to the north side of the building from other landscape areas that have a large amount of landscaping.

Current Property Information:	
Land Use:	Undeveloped
Site Features:	Grassy lawn, trees, edge of detention pond

Flood Hazards:	As shown on Flood Insurance Rate Map (FIRM) 18005C0129E, effective December 9, 2014, the northern portion of the property is located in Flood Zone AE, more commonly called the 100-year floodway fringe. The majority of the rest of the property is located in the Flood Zone X (Shaded), more commonly called the 500-year floodway fringe.
Vehicle Access:	Johnson Boulevard (Local, Commercial, Suburban) Merchants Mile (Local, Commercial, Suburban)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	CR (Commercial: Regional)	Detention pond, Sleep Inn farther north, Centra to the north-east
South:	PUD (Planned Unit Development)	Menard's
East:	PUD (Planned Unit Development)	Undeveloped
West:	PUD (Planned Unit Development)	Undeveloped, I-Hop to the north-west

Proposal / General Standards Summary:

The following table compares the proposed features of the development with the standards established by the Preliminary PUD and in a comparable zoning district. A check mark indicates that the proposal is consistent with these general standards. All project features must follow the Preliminary PUD. With additions to these requirements are subject to the discretion and approval of the Plan Commission.

Criterion / Status		Summary of PUD Proposal	Summary of Preliminary PUD Requirements	Summary of Zoning Ordinance Requirements
Landscaping:	X	<p><u>Area #1 Parking Lot Public Street Frontage:</u> 11 large trees, 2 medium trees, 3 small trees, 74 shrubs.</p> <p><u>Area #2 Parking Lot Interior:</u> <u>Island/Peninsula:</u> 1825 total sq. ft. Some peninsulas are only 120 sq.ft.</p> <p><u>Plantings:</u> 6 trees and 44 shrubs</p>	Landscaping for the PUD shall at a minimum meet the requirements of Chapter 17.43 of the Zoning Ordinance for B-5 commercial development and also at the Plan Commission's discretion. Final PUD plans for all buildings on the north side of Merchants Mile shall include landscaping and architectural treatment along both north and south sides of buildings.	<p><u>Area #1 Parking Lot Public Street Frontage:</u> 10 large trees or 12.5 medium trees, and 75 shrubs</p> <p><u>Area #2 Parking Lot Interior:</u> <u>Island/Peninsula:</u> 1862.35 sq. ft. Islands must be at least 300 sq.ft. and peninsulas must be at least 150 sq.ft.</p> <p><u>Plantings:</u> 6 trees and 36 shrubs</p>

		<p><u>Area #3 Front Setback:</u> 37.5 points</p> <p><u>Area #4 Lot Interior:</u> <u>Phase 1-3=</u> 157.5 points 157.5 points within 15 ft. of the building.</p> <p>(Each phase has the same number of points; the plants are just relocated as the building expands.)</p> <p><u>Area #5 Freestanding Signs Exceeding 6 ft:</u> <u>Sign #1 (Merchants Mile):</u> 6 shrubs</p> <p><u>Sign #2 (Johnson Boulevard):</u> No shrubs</p>		<p><u>Area #3 Front Setback:</u> 32.4 points</p> <p><u>Area #4 Lot Interior:</u> <u>Phase 1=</u> 86 points (21 points of which, must be within 15 ft. of the building)</p> <p><u>Phase 2=</u> 101 points (25 points of which, must be within 15 ft. of the building)</p> <p><u>Phase 3=</u> 115 points (29 points of which, must be within 15 ft. of the building)</p> <p><u>Area #5 Freestanding Signs Exceeding 6 ft:</u> 6 shrubs within 5 feet from the base of the sign.</p>
Street Trees:	✓	<p><u>Johnson Boulevard:</u> no trees proposed</p> <p><u>Merchants Mile:</u> 7 Japanese Zelkova trees</p>	<p><u>Johnson Boulevard:</u> no trees required</p> <p><u>Merchants Mile:</u> 7 Japanese Zelkova trees required</p>	None.
Signage:	✓	<p><u>Freestanding:</u> Two Signs <u>Sign #1 (Merchants Mile):</u> Total Sign Area: 14.37 sq.ft. Total Height: 6 ft. Material: Aluminum</p> <p><u>Sign #2 (Johnson Boulevard):</u> Total Sign Area: 150 sq.ft. Total Height: 25 ft. Material: Aluminum</p>	<p>Signs shall be generally consistent with the CR Commercial: Regional Center) Zoning District (or any similarly intended zoning district as may be adopted in the future). The Plan Commission shall not be bound exclusively to the CR zoning district standards and may further limit and/or permit signs.</p> <p>All permanent signs shall be designed with appearance in mind and shall be consistent and compatible with the overall design characteristics of the structure(s) on each lot.</p>	<p><u>Freestanding:</u> Max number per street frontage: 1 (2 allowed on this site). Max Area: 150 square feet. Max Height: 25 feet.</p>

	<p><u>Changeable Copy:</u> <u>Sign #1 (Merchants Mile):</u> Non-changeable portion: 100%</p> <p><u>Sign #2 (Johnson Boulevard):</u> Non-changeable portion: 96 sq. ft.</p> <p><u>Changeable portion proposed:</u> 54 sq.ft. (72%)</p> <p><u>Wall:</u> Two signs, each 58 sq.ft. in area (4 feet tall by 14.5 feet wide). Totalling 116 sq.ft.</p>	<p>Permanent freestanding signs shall make use of supports and other design elements that are consistent and compatible with those used on the structure(s) on the same lot on which they are located.</p>	<p><u>Changeable Copy:</u> The area of the changeable copy elements shall not exceed 75% of the area of the non-changeable elements.</p> <p><u>Wall:</u> Max number per street frontage per use: 3. (6 allowed on this site) Maximum area, whichever is greater: 15% of wall area or 350 sq.ft. (350 for this site)</p>
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Interdepartmental Review:	
City Engineering:	No outstanding comments.
Fire Department:	No outstanding comments.
Code Enforcement:	No outstanding comments.
Flood Plain Administrator:	No outstanding comments.

History of this Location:

The relevant history of this property includes the following:

- White River Dental received Final PUD approval July 8th, 2015 (case number PUDF-15-08).
- On September 15, 2015 the City Council signed an Ordinance updating the signage standards in the Columbus Crossing PUD to give more discretion to the Plan Commission when approving signage, and to use the requirements for the CR (Commercial: Regional) zoning district as a guide for signage in the PUD (case number PUD-15-09).

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as commercial.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

- **POLICY A-2-16:** Promote simple, objective design standards (not an architectural review committee) for commercial, industrial, and institutional development. *Because the appearance of the community is important, the City needs to promote design standards that will lead to attractive*

development. These standards might include such things as variations in roof lines or building facades, requirements for windows, or standards for the placement of buildings on their lots.

- **POLICY E-2-1:** Encourage development of these corridors in a manner that is visually appealing. *Highway corridors greatly impact the appearance of a community. Because community appearance is important to local residents, the city should encourage these corridors to be developed in a manner that enhances community appearance. Elements to be considered include landscaping, screening or outdoor storage and display, appearance of buildings, design of parking areas, and others.*
- **POLICY E-2-3:** Establish objective design standards (not an architectural review committee), to encourage development with appropriate landscaping, parking, setbacks, visually appealing buildings, and attractive and effective signage. *Design standards could include such things as requirements for variations in building facades, roof lines, materials, colors, and limitations on outside storage.*
- **POLICY E-2-10:** Encourage businesses along these corridors to add landscaping. *Landscaping adds greatly to the appearance of the community, and it offers environmental, economic, and psychological benefits. Highway corridors are the most visible areas to visitors and local residents alike; therefore, landscaping is particularly important in these areas.*
- **Policy J-10-1:** Create a positive business climate characterized by flexibility. *The needs of businesses are continuously changing, and the City needs to have sufficient flexibility in its regulatory system to respond to these changes and to encourage and nurture new businesses.*

This property is located in the Western Gateway character area. The following Planning Principle(s) apply to this application: None.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. This request is for modifications to the Final PUD for White River Dental. The updates include alterations to signage and landscaping. In general, the signage is larger than the previous request, and there is overall less landscaping than the previous request. The following tables compare what is currently proposed with the previous approval.

Signage			
Topic	Proposed	Previous Plan	Change
Number of Freestanding Signs	2	1	+1
Area of Freestanding Signs	Sign #1: 14.37 sq.ft. Sign #2: 150 sq.ft.	71.55 sq.ft.	Sign #1: smaller Sign #2: larger
Number of Wall Signs	2	4	-2
Area of Wall Signs	58 sq.ft. each (116 total sq.ft.)	49.84 sq.ft each (199.36 total sq.ft.)	+8.16 sq.ft. each (-83.36 total sq.ft)

Landscaping			
Area	Proposed	Previous Plan	Change
Area #1: Parking Lot Public Street Frontage	11 large trees, 2 medium trees, 3 small trees, 74 shrubs.	10 large trees, 2 medium trees, 3 small trees, 63 shrubs	+1 large tree, = same number of medium trees, = same number of small trees, + 11 shrubs

Area #2: Parking Lot Interior	<i>Island/Peninsula:</i> 1825 total sq. ft. Some peninsulas are only 120 sq.ft. <i>Plantings:</i> 6 trees and 44 shrubs	<i>Island/Peninsula:</i> 1825 total sq. ft. Some peninsulas are only 120 sq.ft. <i>Plantings:</i> 6 trees, 39 shrubs	= same amount of square footage, = same number of trees, +5 shrubs
Area #3: Front Setback	37.5 points	62.5 points	- 25 points (ex: 1 large tree or 4 shrubs)
Area #4: Lot Interior	<i>Phase 1-3=</i> 157.5 points 157.5 points within 15 ft. of the building. (Each phase has the same number of points; the plants are just relocated as the building expands.)	<i>Phase 1=</i> 1175 points (415 points within 15 ft. of the building) <i>Phase 2=</i> 1160 points (490 points within 15 ft. of the building) <i>Phase 3=</i> 1135 points (590 points within 15 ft. of the building)	-1017.5 points (ex: 41 large trees or 136 shrubs)

- On September 15, 2015 the City Council signed an Ordinance updating the signage standards in the Columbus Crossing PUD to give more discretion to the Plan Commission when approving signage, and to use the requirements for the CR (Commercial: Regional) zoning district as a guide for signage in the PUD. The proposed signage is consistent with the CR signage requirements. The Plan Commission does have the discretion to approve or deny the signage.
- When comparing the landscaping to the CR (Commercial: Regional) zoning district requirements, the landscaping under the signs does not comply. The larger sign (25 foot tall) requires landscaping at the base of the sign. Section 8.1(5) of the Zoning Ordinance states that signs over 6 feet need landscaping at the base of the sign. The 40 points required is approximately 6 shrubs within 5 feet from the base of the sign. It is important to note that, under the CR requirements, the shrubs required for the sign cannot double count toward any other landscape area. The current plan has perennials under the 25 foot sign. Even though it is not required, the smaller sign does have 6 shrubs below it. The Plan Commission does have the discretion to require these shrubs below the signs.
- When comparing this request to the CR (Commercial: Regional) zoning district requirements, the applicant has provided enough over-all points for the landscaping requirements. The landscaping, however, is not in the appropriate detailed areas as designated by the Zoning Ordinance. The lot interior, and front setback areas have plenty of "landscape points", while the, parking lot frontage, parking lot interior, and signage landscaping do not meet the requirements. The parking lot frontage is deficient one shrub, but the plan has more trees than required. The parking lot interior has enough plants, but the square footage of the planting area is technically too small. The Plan Commission does have the discretion to approve or deny the landscaping plan.
- The previous landscaping plan showed 12 shrubs along the northern foundation of the building. There were also 9 trees and 15 shrubs along the northern portion of the property. These plants helped screen the trash enclosure and parking areas from view from those traveling south along Johnson Boulevard. The proposed landscaping plan does not have any landscaping on the northern portion of the property. The preliminary PUD states that for all buildings on the north side of Merchants Mile, landscaping and architectural treatment shall be along both north and south sides of buildings. The intent behind this is to not have a "back" of the building. It is important to note that there are trees surround the retention pond to the north of the subject property. These trees provide a screening for the northern portion of the building to those traveling south along Johnson Boulevard. It would be beneficial to either retain these trees along the pond, or provide plants along the northern portion of the property. When adding new plants

along the north side of the building, the applicant can move plants from other areas around the site that “exceed” the requirements. For example, there are plants along the parking lot frontage that exceed the requirements for the CR (Commercial: Regional) zoning district. Some plants from this area could move to the north side of the property.

Decision Criteria:

When considering a request for final PUD approval the Plan Commission and legislative body shall pay reasonable regard to the following, (per Zoning Ordinance Section 5.1(E)):

1. The extent to which the proposal is consistent with the approved Preliminary Plan;
2. The extent to which the proposal fulfills the requirements and intent of Article 5 of the Zoning Ordinance; and
3. The Comprehensive Plan and any other applicable, adopted planning studies or reports.

Plan Commission Options:

In reviewing a request for a final PUD the Plan Commission may (1) approve the request, (2) deny the request, or (3) continue the review to the next Plan Commission meeting. The Plan Commission may request modifications to the proposed detailed PUD.

Columbus – Bartholomew County Planning Department
Planning Unit Development (PUD) Application

Planning Department Use Only:

Jurisdiction: ☒ Columbus ☐ Bartholomew County ☐ Joint District

Docket No.: PUDF-16-04



Planned Unit Development (PUD) Application:

Application Type ☐ Preliminary PUD Plan ☐ Final PUD Plan & Rezoning
 ☐ Minor Modification ☒ Major Modification (a Preliminary or Final PUD Revision)

PUD Title: COLUMBUS CROSSING 6TH REPLAT LOT 9A-A

Applicant Information (the person or entity that will own and/or execute what is proposed):

Name AWS PROPERTIES LLC (White River Dental)

Address 2459 W. JONATHAN MOORE PIKE COLUMBUS IN 47201
(number) (street) (city) (state) (zip)

Phone No.: 812-378-5500 Fax No.: _____ E-mail Address: wr dental.columbus@gmail.com

Property Owner Information (the "owner" does not include tenants or contract buyers):

Name: AWS PROPERTIES LLC

Address 2459 W. JONATHAN MOORE PIKE COLUMBUS IN 47201
(number) (street) (city) (state) (zip)

Phone No.: 812-378-5500 Fax No.: _____ E-mail Address: wr dental.columbus@gmail.com

Property Information:

Property Size: 1.74 acres or _____ square feet

Address N/A _____
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, etc):

LOT 9A-A IN COLUMBUS CROSSING 6TH REPLAT IN PLAT BOOK "R", PAGE 349D

☒ A legal description is attached.
(a legal description is required for the processing of all Final PUD Plan requests).

☒ The PUD document is attached.
(refer to Columbus & Bartholomew County Zoning Ordinance Section 5.3(B) for Preliminary PUD Plan requirements and Section 5.4(B) for Final PUD Plan & Rezoning Requirements)

Notification Information (list the person to whom all correspondence regarding this application should be directed):

Name: E.R. GRAY & ASSOCIATES, PC

Address P.O. BOX 1357 COLUMBUS IN 47202
(number) (street) (city) (state) (zip)

Phone No.: 812-372-7398 Fax No.: 812-372-2175 E-mail Address: er.gray@ergray.com

How would you prefer to receive information (please check one): ☒ Email ☐ Phone ☐ Fax ☐ Mail

Applicant's Signature:

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

x 
(Applicant's Signature)

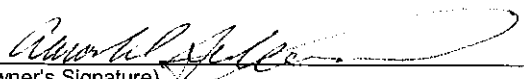
4/5/16
(Date)

Aaron W. Strickland

Sole MBR

Owner's Signature (the "owner" does not include tenants or contract buyers):

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

x 
(Owner's Signature)

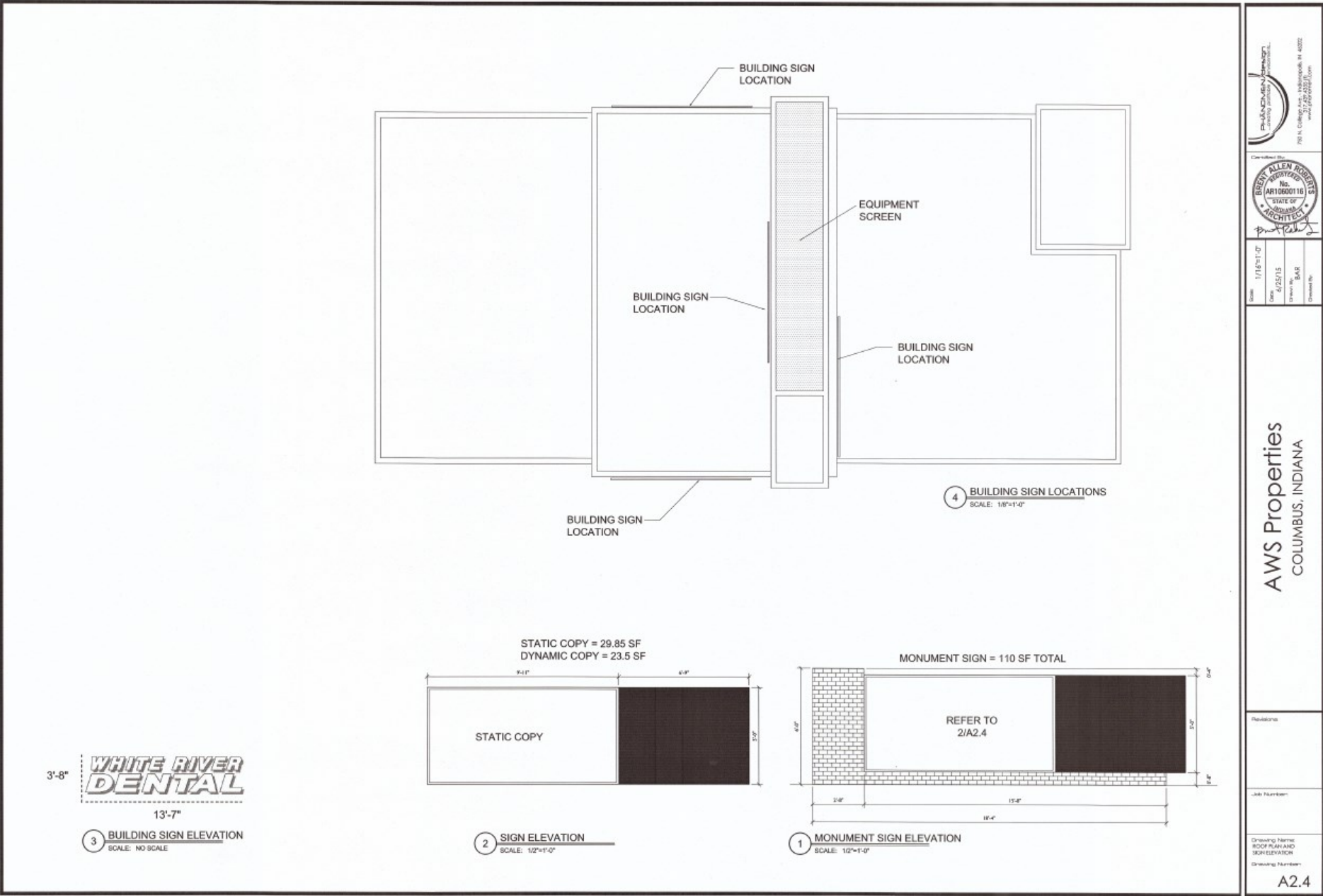
4/5/16
(Date)

Aaron W. Strickland
Sole MBR

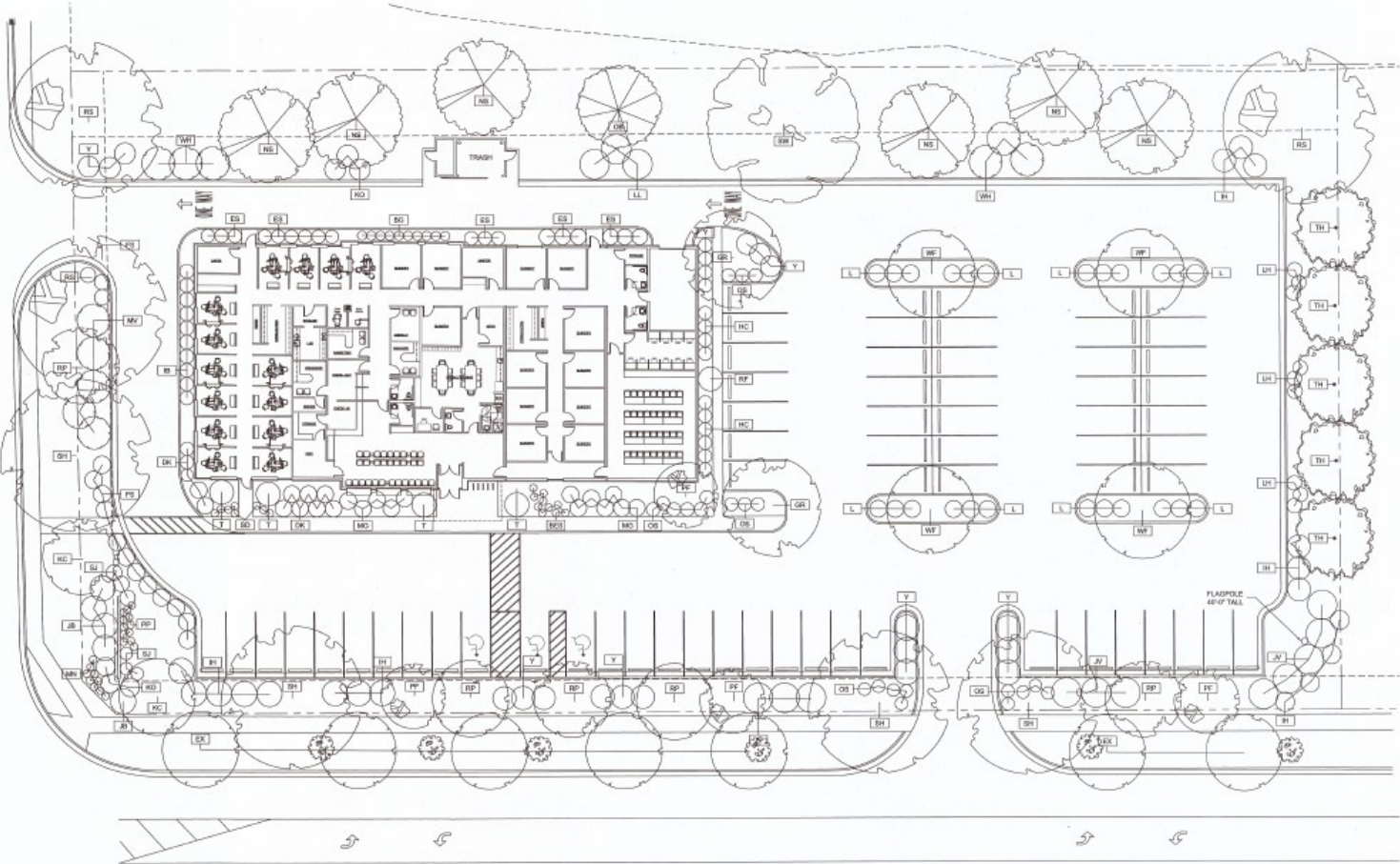
(Owner's Signature)

(Date)

Previously Approved Plan (Case Number PUDF-15-08): Signage



Previously Approved Plan (Case Number PUDF-15-08): Landscaping



PHASE 3
LANDSCAPE PLAN
SCALE: 1/16"=1'-0"

PLANT SCHEDULE						
TREE	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	POINTS	TOTAL
SW	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5"	1	25	25
SH	QUERCUS TRACANTHOS	SCOUT HONEY LOCUST	2.5"	5	25	125
ES	ACER RUBRA	RED SWIFT MAPLE	2.5"	3	25	75
EP	QUERCUS X BICOLOR	REGAL PRINCE OAK	2.5"	5	25	125
TA	CERATOPUS CRUGSII	THORNLESS CUCKER	2.5"	5	15	75
OR	QUERCUS FANICULATA	GOLDEN BAIN BEE	2.5"	2	15	30
SB	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	6-7' CL.	1	10	10
EC	PRUNUS SEROTINA	CHANDLER CHERRY	2.5"	2	15	30
PC	MAULS	PRINCE OF WALES	2.5"	4	10	40
NG	FICUS ABIES	NORWAY SPRUCE	6-7'	4	25	100
OB	PEA PUNDS	ONTARIO BLUE SPRUCE	6-7'	1	15	15
WT	NYSSA SYLVATICA	WILDERNESS BLACK GUM	2.5"	4	25	100
EF	CORICE CAHAGENS	RUBY FALLS REDBUD	6"	1	10	10
EX	PRUS	EDEN BRADFORD PEAR	N/A	4	15	60

PLANT SCHEDULE						
SHRUBS	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	POINTS	TOTAL
L	STRONG MYRTLE	DIAPYCNUS MYRTLE	10"	24	7.5	180
Y	TARUS X ANDRA	DENSE SPREADING YEW	10"	15	7.5	112.5
T	HYDRANGEA	LATE PANICLE HYDRANGEA	10"	5	7.5	37.5
HC	CLEMENS ALPINA	ELM-LEAFED HYDRANGEA	10"	10	7.5	75
AG	MASCANERUS SINGENS	DIAPYCNUS MYRTLE	3 GAL	5	7.5	37.5
OK	CHORISTOPHILA	DARK KNIGHT CARYOPHYLLUS	3 GAL	12	7.5	90
B	ILEX GLABRA	SHAWNECK HEDGE	10"	10	7.5	75
IS	HYDRANGEA	HYDRANGEA	3 GAL	15	7.5	112.5
NO	ROSA X KNOCK OUT	KNOCK OUT ROSE	3 GAL	8	7.5	60
JB	HYDRANGEA	BUFFALO JUMPER	3 GAL	5	7.5	37.5
SJ	HYPERICUM RICHARDSONI	SUNBURST ST. JOHN'SWORT	3 GAL	4	7.5	30
AV	VIBURNUM LANTANA	LANTANA VIBURNUM	10"	5	7.5	37.5
PL	BIRUS ARIZONICA	ORIO-LIN PRAGRANT BIRUS	3 GAL	8	7.5	60
LI	HYDRANGEA	EMERALD HYDRANGEA	10"	6	7.5	45

PLANT SCHEDULE						
SHRUBS	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	POINTS	TOTAL
JV	VIBURNUM X JEDER	JACKETS VIBURNUM	10"	10	7.5	75
BI	CORNUS ALBA	IVORY HALO DOGWOOD	10"	14	7.5	105
WH	RAMANOLDUS VERNALIS	VERNAL WITCH HAZEL	10"	8	7.5	60
UH	DEA VIBRONICA	LITTLE HENRY SWEETWINE	3 GAL	15	7.5	112.5
OS	CHARNOVILUS SPECIOSA	ORANGE DORIS GUINCE	3 GAL	14	7.5	105
PETERNALS						
BC	HOSTA SEBOLZIANA	BLUE GIANT HOSTA	1 GAL	10		
SD	VERBENA X JEDER	BECKY SHASTA DART	1 GAL	8		
PP	HEUCHERA	PURBA FACING CORAL BELL	1 GAL	12		
MS	SAURA NEMOROSA	WAX NIGHT SAURA	1 GAL	10		
BS	RUDECOBA PULGIDA	GOLDEN BLACK EYED	1 GAL	25		
EWS	ASTILE CHINENSIS	VISIONS IN PINK ASTILE	1 GAL	7		
ANNUALS						
RLO	PETERNALS: GERANIUMS, BEGONIAS, VERBENA, DUSTY MILLER, COLEUS					

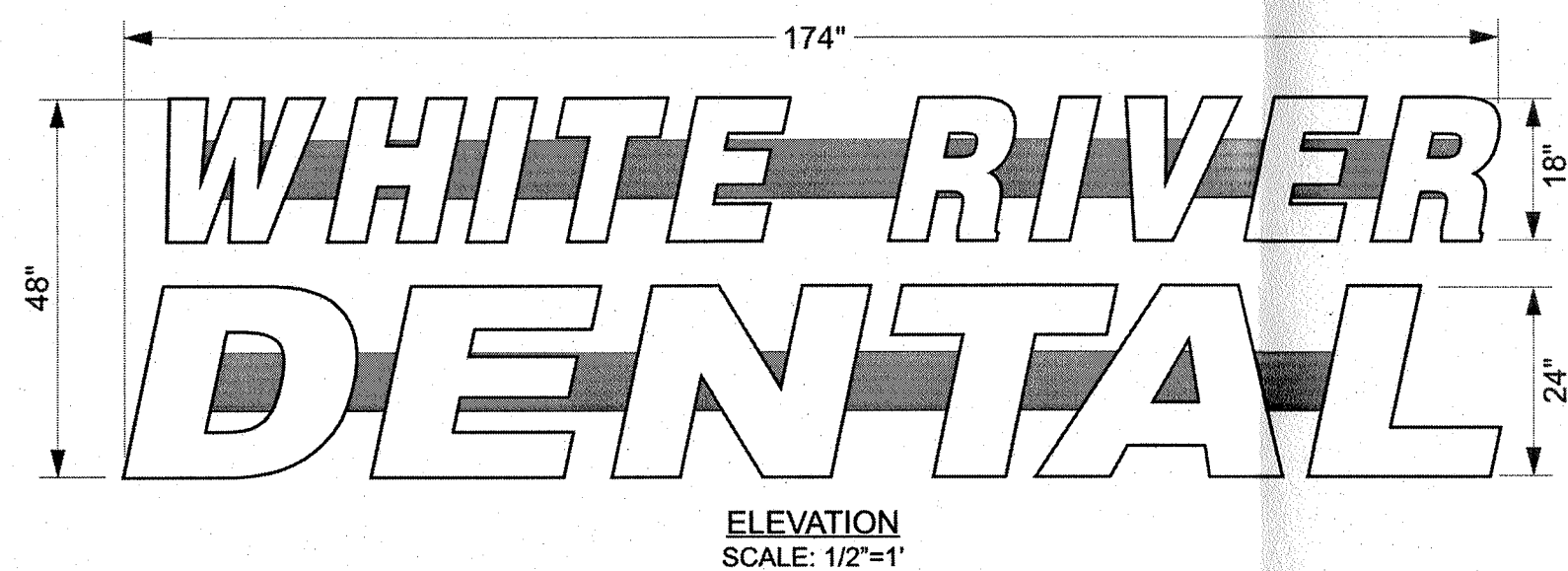
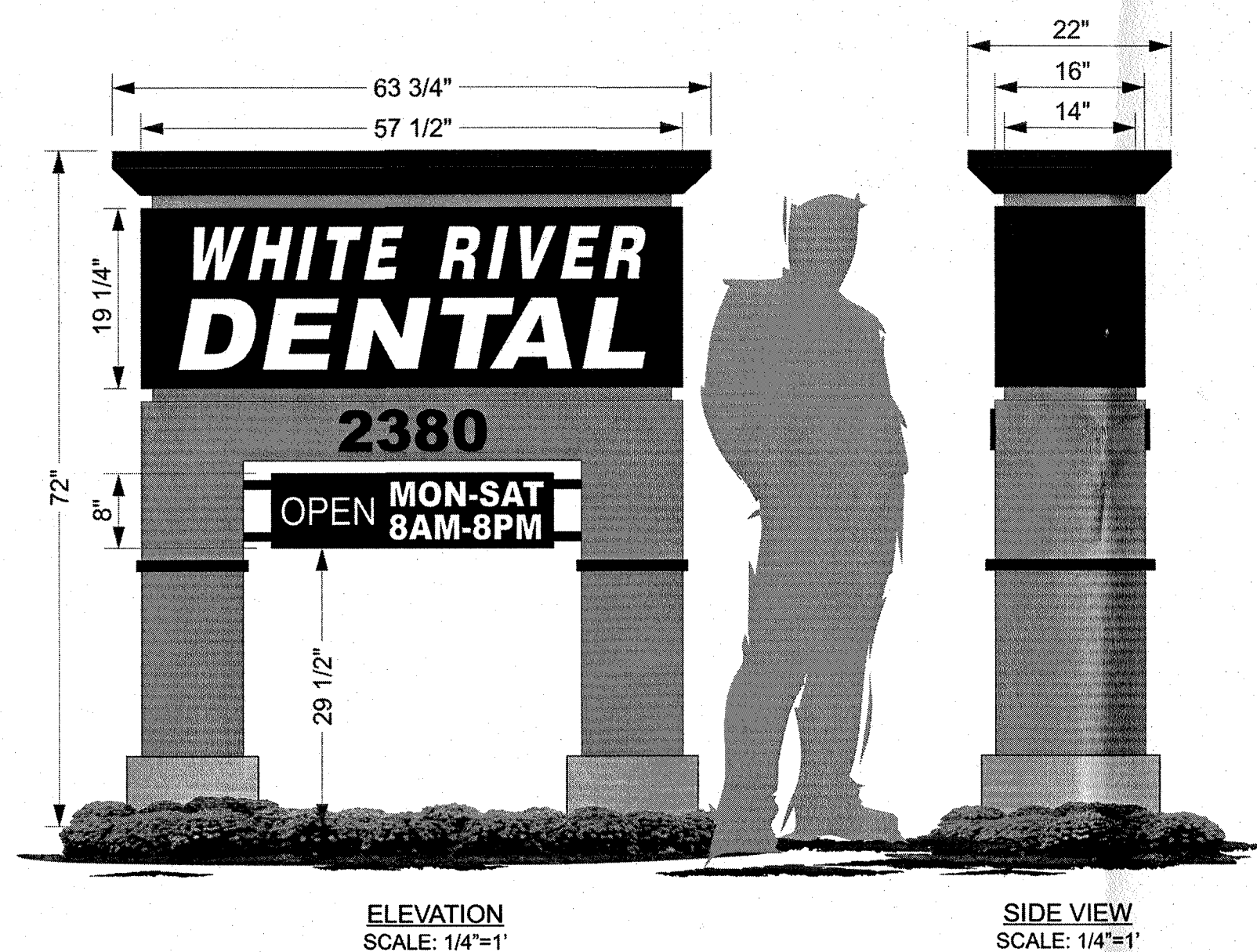
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www.philander.com

Professional Seal
BRENT ALLEN ROBERTS
No. AR10600110
STATE OF INDIANA
ARCHITECT

Scale: 1/16"=1'-0"
Date: 6/25/15
Drawn By: BAR
Checked By:

AWS Properties
COLUMBUS, INDIANA

Project:
Job Number:
Drawing Name:
LANDSCAPE PLAN
PHASE 3
Drawing Number:
L1.3



S4 - East Wall Sign (previously North Wall Sign)

Remove & reinstall QTY (1) set of internally illuminated channel letters & logo for

"WHITE RIVER DENTAL"
1/8" Blue acrylic faces
.040 Aluminum returns - black
1" Black trimcap
White LED illumination
Raceway mount to building fascia
Repaint raceway to match new building
Raceway colors TBD

MERCHANT MILE SIGN

S6 Fabricate & install QTY (1) Double-sided pylon sign

All aluminum framing and cladding
.090 Aluminum skin - paint colors TBD

"WHITE RIVER DENTAL" - Internally routed aluminum faces
backlit with 1/8" white acrylic faces (7328)
AVL 6500k White LED illumination

Address/Hours Panel - Internally illuminated
12" Deep aluminum cabinet
.090 Aluminum faces with routed copy
Backed with 1/8" white acrylic
AVL 6500k White LED illumination
Bracket mount to 1" horizontal tube supports

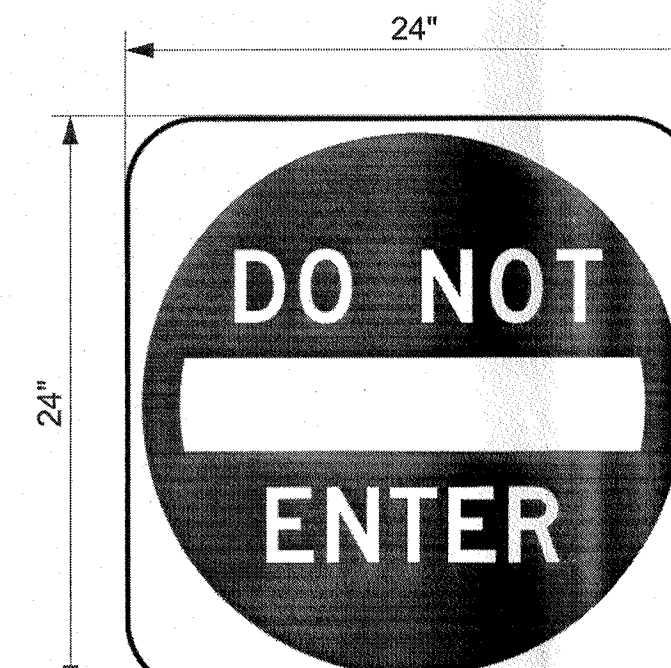
Address - Non-illuminated
1/2" Acrylic numbers - paint color (TBD)
Flush mount to sign



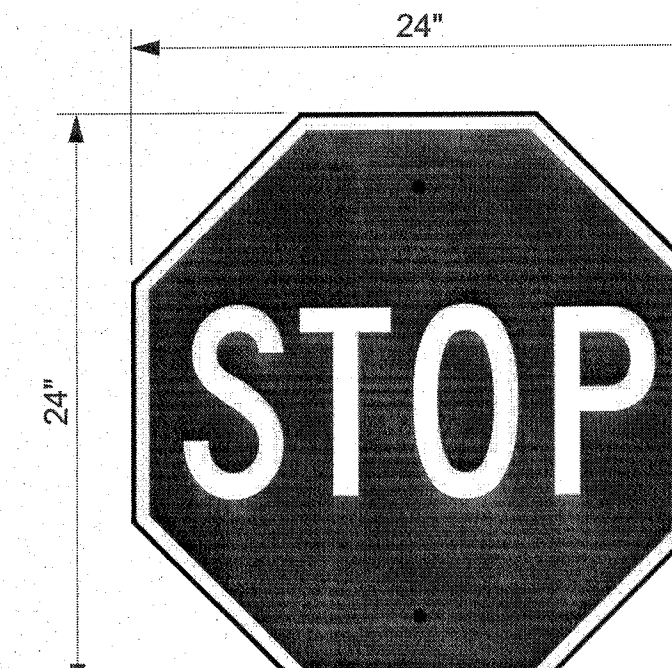
S7 QTY (3)
.080 Engineering Grade Reflective Aluminum
Mounted on U-Channel post
6'-0" from grade to bottom of sign panel
Direct bury installation



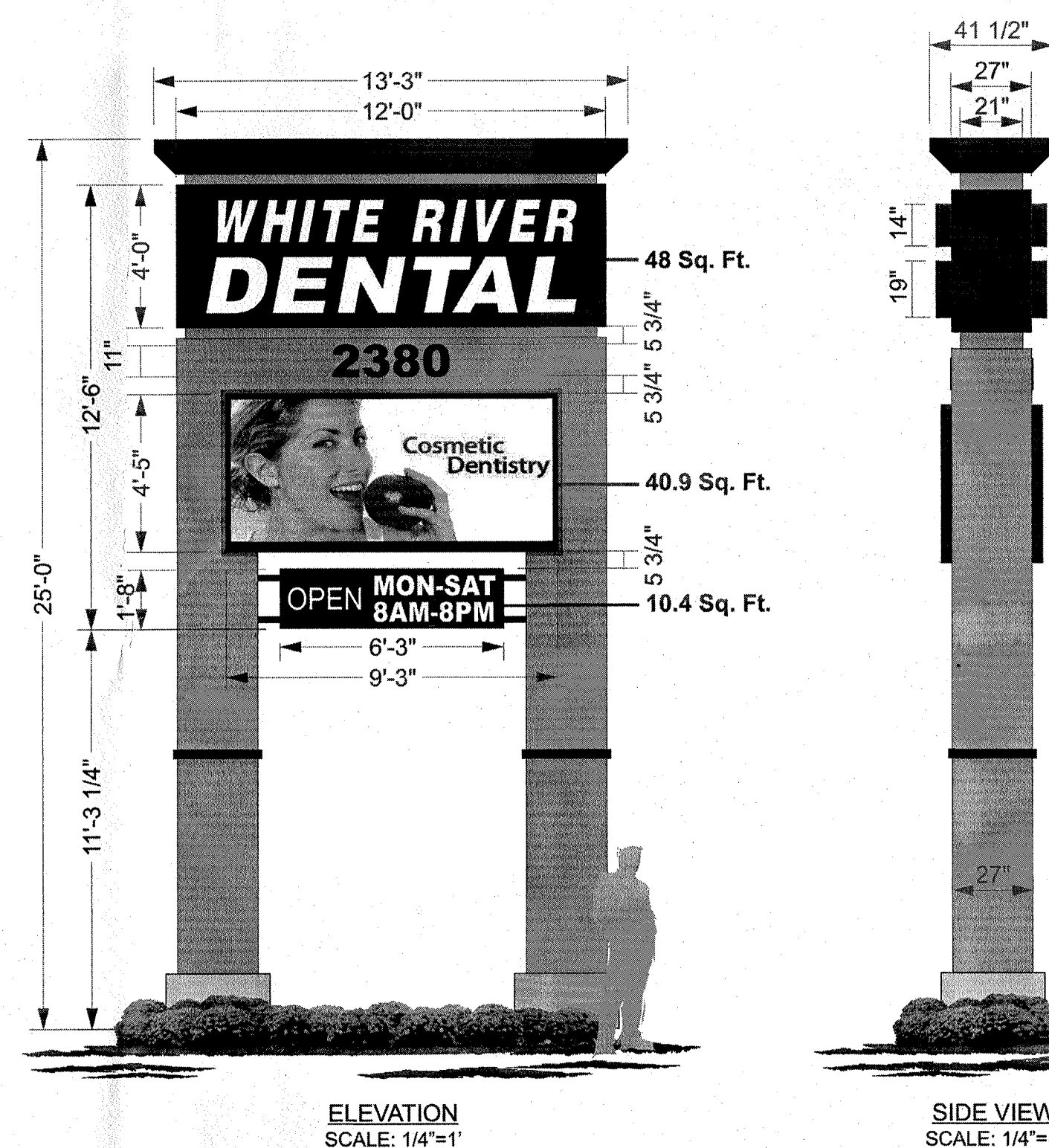
S8 QTY (1)
.080 Engineering Grade Reflective Aluminum
Mounted on U-Channel post
6'-0" from grade to bottom of sign panel
Direct bury installation



S9 QTY (1)
.080 Engineering Grade Reflective Aluminum
Mounted on U-Channel post
6'-0" from grade to bottom of sign panel
Direct bury installation



S10 QTY (2)
.080 HIP Reflective Aluminum
Mounted on U-Channel post
6'-0" from grade to bottom of sign panel
Direct bury installation



TOTAL SIGN PORTION = 150 SQ. FT.
TOTAL NON-CHANGEABLE PORTION = 58.4 SQ. FT.
TOTAL ALLOWABLE FOR LED MESSAGE CENTER = 43.8 SQ. FT.
LED MESSAGE CENTER = 40.9 SQ. FT.

JOHNSON BLVD SIGN

S5 Fabricate & install QTY (1) Double-sided pylon sign

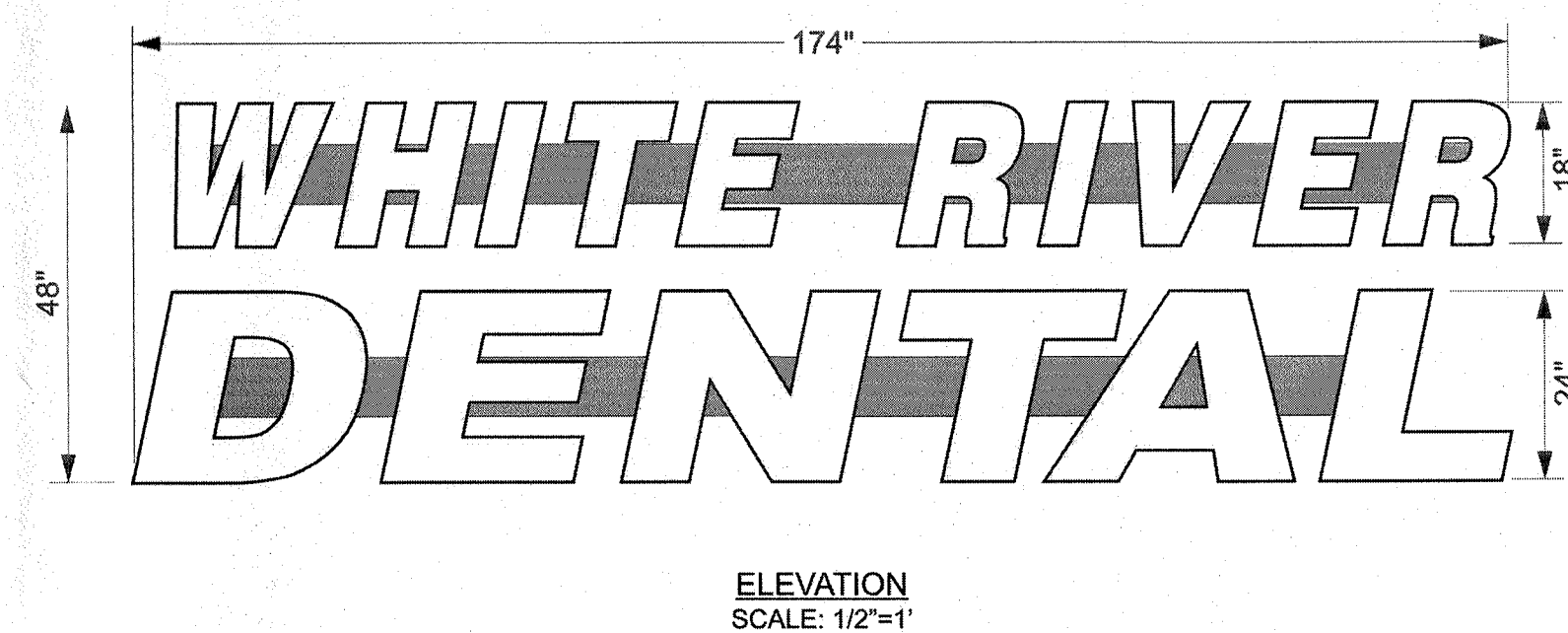
All aluminum framing and cladding
.090 Aluminum skin - paint colors TBD

"WHITE RIVER DENTAL" - Internally illuminated channel letters
1/8" White acrylic faces (7328)
1" Duranodic Bronze trimcap
.040 Aluminum returns - Duranodic Bronze
AVL 6500k White LED illumination
Mounted flush to topper cabinet

LED Electronic Message Center
16MM WatchFire full color display
Cabinet Size: 4'-5" x 9'-3"
Viewing Area: 4'-0" x 9'-0"
Ignite Graphics Software - included

Address/Hours Panel - Internally illuminated
14" Deep aluminum cabinet
.090 Aluminum face with routed copy
Backed with 1/8" white acrylic
AVL 6500k White LED illumination
Bracket mount to 2" horizontal tube supports

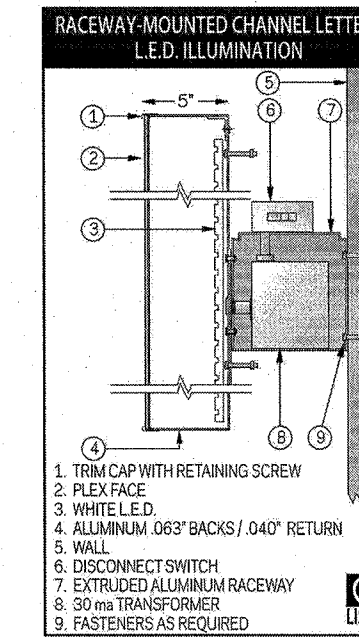
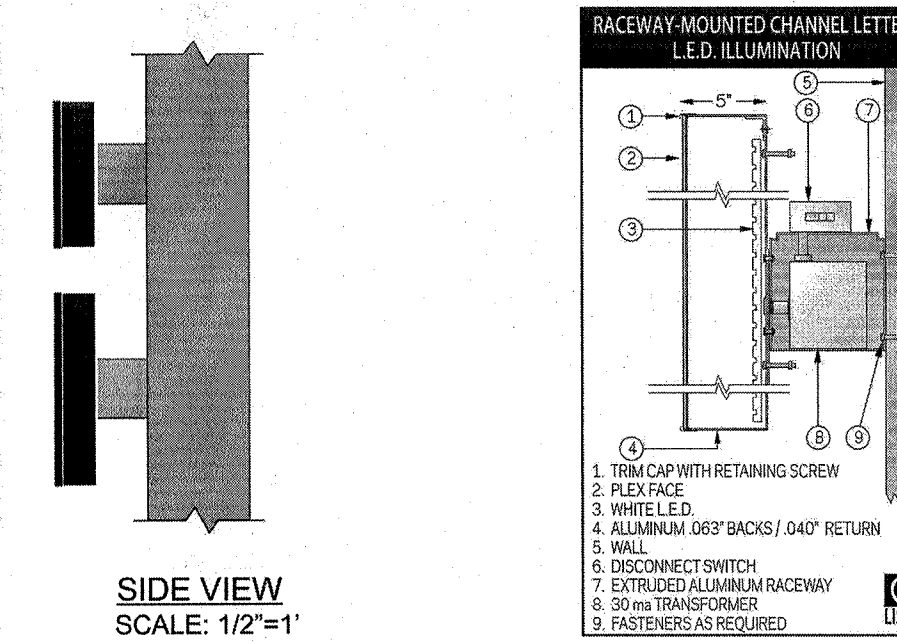
Address - Non-illuminated
1/2" Acrylic numbers - paint color (TBD)
Flush mount to sign



S1 - South Wall Sign

Fabricate & install QTY (1) sets of internally illuminated channel letters & logo

"WHITE RIVER DENTAL"
1/8" White acrylic faces - (7328)
.040 Aluminum returns - black
1" Black trimcap
White LED illumination
Raceway mount to building fascia
Raceway colors TBD



JOB NUMBER	11418
JOB NAME	White River Dental
SALES REP	Adam Walsh
LOCATION	Columbus, IN
DATE	3-29-16
FILE NAME	whit_11418_v10

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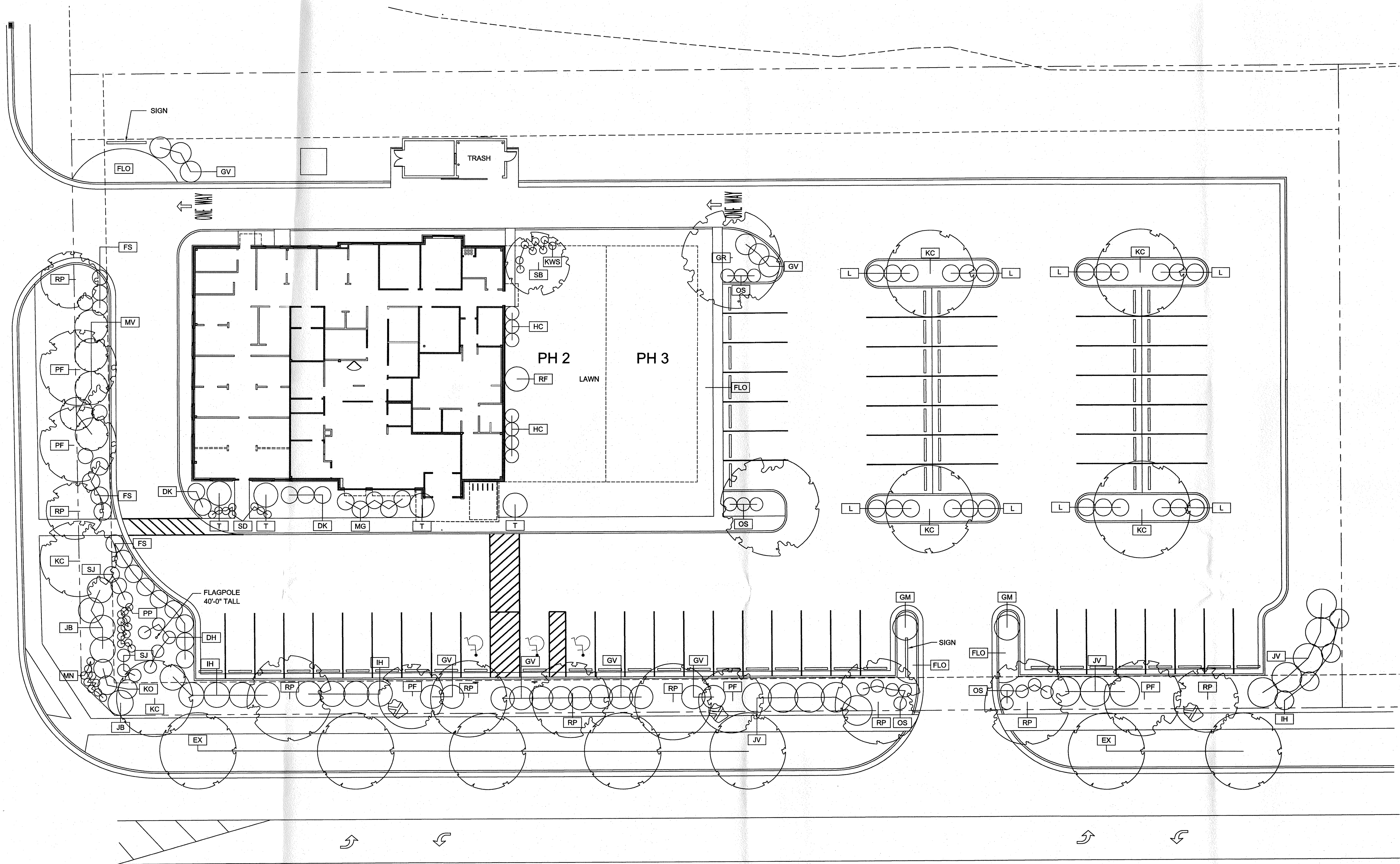
Revisions:

Job Number:

Drawing Name:
EXTERIOR
SIGNAGE

Drawing Number:

A005



1 PHASE 1
LANDSCAPE PLAN
SCALE: 1/16"=1'-0"

PLANT SCHEDULE						
TREE	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	POINTS	TOTAL
SW	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5"	0	25	0
SH	GLEDISIA TRIACANTHOS	SKYLINE HONEY LOCUST	2.5"	0	25	0
RS	ACER RUBRUM	RED SUNSET MAPLE	2.5"	0	25	0
RP	QUERCUS X BICOLOR	REGAL PRINCE OAK	2.5"	9	25	225
TH	CRATAEGUS CRUSGALLI	THORNLLESS COCKSPUR HAWTHORN	2.5"	0	15	0
GR	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2.5"	2	15	30
SB	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	6 - 7' CL.	1	10	10
KC	PRUNUS SERRULATA	KWANZAN CHERRY	2.5"	6	15	90
PF	MALUS X	PRAIRIEFIRE CRABAPPLE	2.5"	6	10	60
NS	PICEA ABIES	NORWAY SPRUCE	6 - 7'	0	25	0
OB	PIEA PUNGENS	ONTARIO BLUE SPRUCE	6 - 7'	0	15	0
WF	NYSSA SYLVATICA	WILDFIRE BLACK GUM	2.5"	0	25	0
RF	CERCIS CANADENSIS	RUBY FALLS REDBUD	6'	0	10	0
EX	PYRUS	EXISTING BRADFORD PEAR	N / A	6	15	90
DH		DECIDUOUS HOLLY		5		

PLANT SCHEDULE							
SHRUBS	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	POINTS	TOTAL	
L	SYRINGA MEYERI	DWARF KOREAN LILAC	18"	24	7.5	180	
GV	BUXUS GREEN VELVET	GREEN VELVET BOXWOOD	18"				
GM	BUXUS GREEN MOUNTAIN	GREEN MOUNTAIN BOXWOOD	18"	2			
T	HYDRANGEA PANICULATA	LATE PANICLE HYDRANGEA	18"	4	7.5	30	
HC	CLETHRA ALNIFOLIA	HUMMINGBIRD SUMMERSWEET	18"	7	7.5	52.5	
MG	MISCANTHUS SINENSIS	DWARF MAIDEN GRASS	3 GAL	5	7.5	37.5	
DK	CARYOPTERIS X GLANDIFLORIS	DARK KNIGHT CARYOPTERIS	3 GAL	2	7.5	15	
IB	ILEX GLABRA	SHAMROCK INKBERRY	18"	0	7.5	0	
ES	HYDRANGEA MACROPHYLLA	ENDLESS SUMMER HYDRANGEA	3 GAL	0	7.5	0	
KO	ROSA X KNOCK OUT	KNOCK OUT ROSE	3 GAL	3	7.5	22.5	
JB	JUNIPERUS SABINA	BUFFALO JUNIPER	3 GAL	4	7.5	30	
SJ	HYPERICUM FRONDOSUM	SUNBURST ST. JOHNSWORT	3 GAL	6	7.5	45	
MV	VIBURNUM LANTANA	LANTANA MOHICAN VIBURNUM	18"	5	7.5	37.5	
FS	RHUS AROMATICA	GRO-LOW FRAGRANT SUMAC	3 GAL	19			
LL	HYDRANGEA PANICULATA	LIMELIGHT HYDRANGEA	18"	0	7.5	0	

PLANT SCHEDULE						
SHRUBS	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	POINTS	TOTAL
JV	VIBURNUM X JUDDII	JUDD'S VIBURNUM	18"	12	7.5	90
IH	CORNUS ALBA	IVORY HALO DOGWOOD	18"	13	7.5	97.5
WH	HAMAMELIS VERNALIS	VERNAL WITCH HAZEL	18"	0	7.5	0
LH	ITEA VIRGINICA	LITTLE HENRY SWEETSPIRE	3 GAL	0	7.5	0
OS	CHAENOMELES SPECIOSA	ORANGE STORM QUINCE	3 GAL	16	7.5	120
PERENNIALS						
BG	HOSTA SIEBOLDIANA	BLUE GIANT HOSTA	1 GAL	0		
SD	LEUCANTHEMUM X SUPERBA	BECKY SHASTA DAISY	1 GAL	8		
PP	HEUCHERA	PLUM PUDDING CORAL BELLS	1 GAL	12		
MN	SALVIA NEMEROSA	MAY NIGHT SALVIA	1 GAL	10		
BES	RUDBECKIA FULGIDA	GOLDSTURM BLACK-EYED SUSAN	1 GAL	0		
KWS	ASTILBE CHINENSIS	VISIONS IN PINK ASTILBE	1 GAL	7		
ANNUALS						
FLO	PETUNIAS, GERANIUMS, BEGONIAS, VERBENA, DUSTY MILLER, COLEUS					

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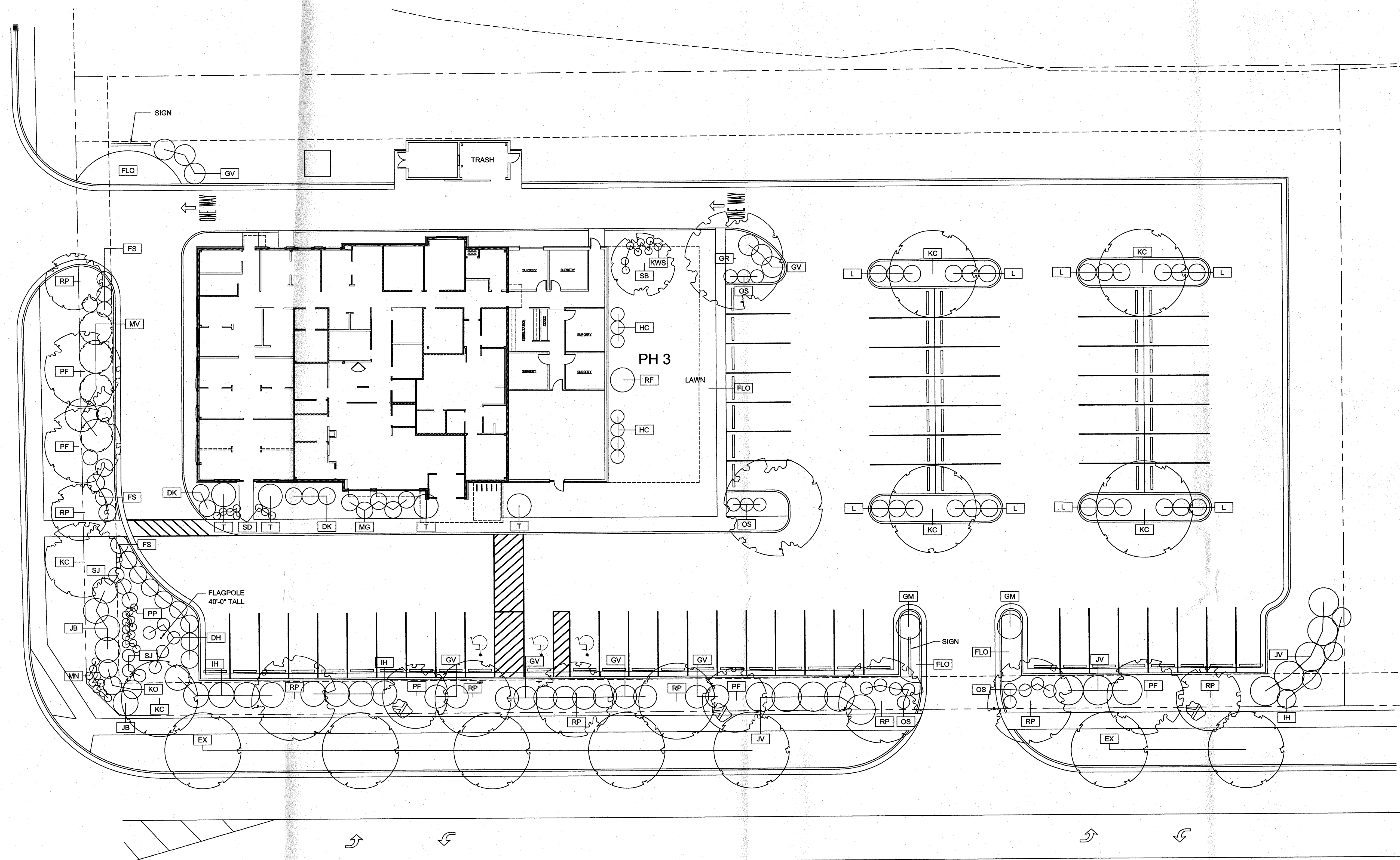
AWS Properties
COLUMBUS, INDIANA

Revisions:

Job Number:

Drawing Name:
PHASE 1
LANDSCAPE PLAN

Drawing Number:
A015-1



1 PHASE 1 LANDSCAPE PLAN
SCALE: 1/16"=1'-0"

PLANT SCHEDULE						
TREE	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	POINTS	TOTAL
SW	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5"	0	25	0
SH	GLEDITSIA TRIACANTHOS	SKYLINE HONEY LOCUST	2.5"	0	25	0
RS	ACER RUBRUM	RED SUNSET MAPLE	2.5"	0	25	0
RP	QUERCUS X BICOLOR	REGAL PRINCE OAK	2.5"	9	25	225
TH	CRATAEGUS CRUGALLI	THORNLESS COCKSPUR HAWTHORN	2.5"	0	15	0
GR	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2.5"	2	15	30
SB	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	6 - 7' CL.	1	10	10
KC	PRUNUS SERRULATA	KWANZAN CHERRY	2.5"	6	15	90
PF	MALUS X	PRAIRIEFIRE CRABAPPLE	2.5"	6	10	60
NS	PICEA ABIES	NORWAY SPRUCE	6 - 7'	0	25	0
OB	PIEA PUNGENS	ONTARIO BLUE SPRUCE	6 - 7'	0	15	0
WF	NYSSA SYLVATICA	WILDFIRE BLACK GUM	2.5"	0	25	0
RF	CERCIS CANADENSIS	RUBY FALLS REDBUD	6'	0	10	0
EX	PYRUS	EXISTING BRADFORD PEAR	N / A	6	15	90
DH		DECIDUOUS HOLLY		5		

PLANT SCHEDULE						
SHRUBS	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	POINTS	TOTAL
L	SYRINGA MEYERI	DWARF KOREAN LILAC	18"	24	7.5	180
GV	BUXUS GREEN VELVET	GREEN VELVET BOXWOOD	18"			
GM	BUXUS GREEN MOUNTAIN	GREEN MOUNTAIN BOXWOOD	18"	2		
T	HYDRANGEA PANICULATA	LATE PANICLE HYDRANGEA	18"	4	7.5	30
HC	CLETHRA ALNIFOLIA	HUMMINGBIRD SUMMERSWEET	18"	7	7.5	52.5
MG	MISCANTHUS SINENSIS	DWARF MAIDEN GRASS	3 GAL	5	7.5	37.5
DK	CARYOPTERIS X CLANDONENSIS	DARK KNIGHT CARYOPTERIS	3 GAL	2	7.5	15
IB	ILEX GLABRA	SHAMROCK INKBERY	18"	0	7.5	0
ES	HYDRANGEA MACROPHYLLA	ENDLESS SUMMER HYDRANGEA	3 GAL	0	7.5	0
KO	ROSA X KNOCK OUT	KNOCK OUT ROSE	3 GAL	3	7.5	22.5
JB	JUNIPERUS SABINA	BUFFALO JUNIPER	3 GAL	4	7.5	30
SJ	HYPERICUM FRONDOSUM	SUNBURST ST. JOHNSWORT	3 GAL	6	7.5	45
MV	VIBURNUM LANTANA	LANTANA MOHICAN VIBURNUM	18"	5	7.5	37.5
FS	RHUS AROMATICA	GRO-LOW FRAGRANT SUMAC	3 GAL	19		
LL	HYDRANGEA PANICULATA	LIMELIGHT HYDRANGEA	18"	0	7.5	0

PLANT SCHEDULE						
SHRUBS	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	POINTS	TOTAL
JV	VIBURNUM X JUDDII	JUDD'S VIBURNUM	18"	12	7.5	90
IH	CORNUS ALBA	IVORY HALO DOGWOOD	18"	13	7.5	97.5
WH	HAMAMELIS VERNALIS	VERNAL WITCH HAZEL	18"	0	7.5	0
LH	ITEA VIRGINICA	LITTLE HENRY SWEETSPICE	3 GAL	0	7.5	0
OS	CHAENOMELES SPECIOSA	ORANGE STORM QUINCE	3 GAL	16	7.5	120
PERENNIALS						
BG	HOSTA SIEBOLDIANA	BLUE GIANT HOSTA	1 GAL	0		
SD	LEUCANTHEMUM X SUPERBA	BECKY SHASTA DAISY	1 GAL	8		
PP	HEUCHERA	PLUM PUDDING CORAL BELLS	1 GAL	12		
MN	SALVIA NEMEROSA	MAY NIGHT SALVIA	1 GAL	10		
BES	RUDBECKIA FULGIDA	GOLDSTURM BLACK-EYED SUSAN	1 GAL	0		
KWS	ASTILBE CHINENSIS	VISIONS IN PINK ASTILBE	1 GAL	7		
ANNUALS						
FLO	PETUNIAS, GERANIUMS, BEGONIAS, VERBENA, DUSTY MILLER, COLEUS					

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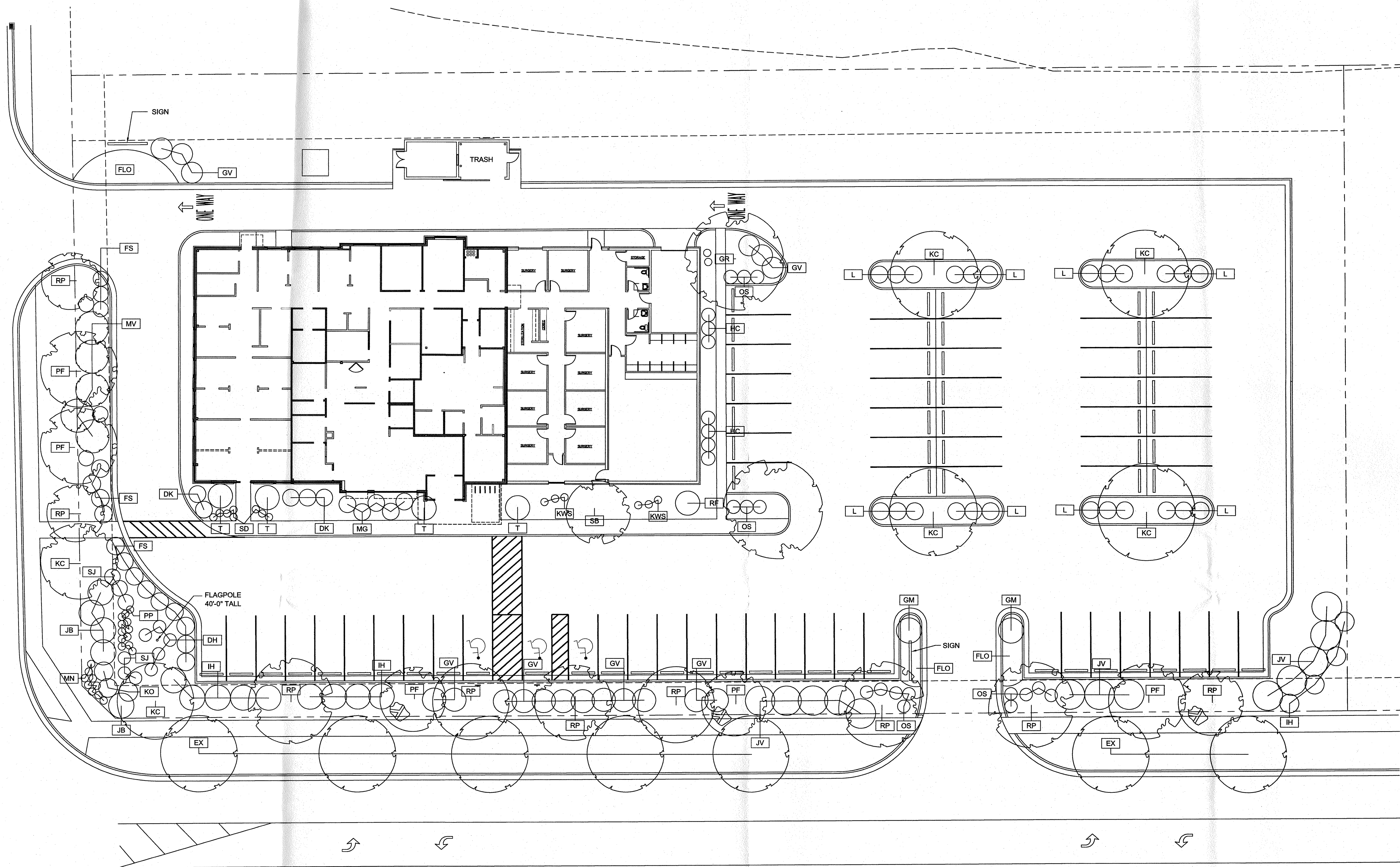
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Revisions:

Job Number:

Drawing Name:
PHASE 2
LANDSCAPE PLAN

Drawing Number:
A015-2



1 PHASE 1
LANDSCAPE PLAN
SCALE: 1/16"=1'-0"

PLANT SCHEDULE						
TREE	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	POINTS	TOTAL
SW	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5"	0	25	0
SH	GLEDTISIA TRIACANTHOS	SKYLINE HONEY LOCUST	2.5"	0	25	0
RS	ACER RUBRUM	RED SUNSET MAPLE	2.5"	0	25	0
RP	QUERCUS X BICOLOR	REGAL PRINCE OAK	2.5"	9	25	225
TH	CRATAEGUS CRUSGALLI	THORNLASS COCKSPUR	2.5"	0	15	0
GR	COELREUTERIA PANICULATA	GOLDEN RAIN TREE	2.5"	2	15	30
SB	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	6 - 7' CL.	1	10	10
KC	PRUNUS SERRULATA	KWANZAN CHERRY	2.5"	6	15	90
PF	MALUS X	PRAIRIEFIRE CRABAPPLE	2.5"	6	10	60
NS	PICEA ABIES	NORWAY SPRUCE	6 - 7'	0	25	0
OB	PIEA PUNGENS	ONTARIO BLUE SPRUCE	6 - 7'	0	15	0
WF	NYSSA SYLVATICA	WILDFIRE BLACK GUM	2.5"	0	25	0
RF	CERCIS CANADENSIS	RUBY FALLS REDBUD	6'	0	10	0
EX	PIRUS	EXISTING BRADFORD PEAR	N / A	6	15	90
DH		DECIDUOUS HOLLY		5		

PLANT SCHEDULE							
SHRUBS	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	POINTS	TOTAL	
L	SYRINGA MEYERI	DWARF KOREAN LILAC	18"	24	7.5	180	
GV	BUXUS GREEN VELVET	GREEN VELVET BOXWOOD	18"				
GM	BUXUS GREEN MOUNTAIN	GREEN MOUNTAIN BOXWOOD	18"	2			
T	HYDRANGEA PANICULATA	LATE PANICLE HYDRANGEA	18"	4	7.5	30	
HC	CLETHRA ALNIFOLIA	HUMMINGBIRD SUMMERSWEET	18"	7	7.5	52.5	
MG	MISCANTHUS SINENSIS	DWARF MAIDEN GRASS	3 GAL	5	7.5	37.5	
DK	CARYOPTERIS X LANDONENSIS	DARK KNIGHT CARYOPTERIS	3 GAL	2	7.5	15	
IB	ILEX GLABRA	SHAMROCK INK BERRY	18"	0	7.5	0	
ES	HYDRANGEA MACROPHYLLA	ENDLESS SUMMER HYDRANGEA	3 GAL	0	7.5	0	
KO	ROSA X KNOCK OUT	KNOCK OUT ROSE	3 GAL	3	7.5	22.5	
JB	JUNIPERUS SABINA	BUFFALO JUNIPER	3 GAL	4	7.5	30	
SJ	HYPERICUM FRONDOSUM	SUNBURST ST. JOHNSWORT	3 GAL	6	7.5	45	
MV	VIBURNUM LANTANA	LANTANA MOHICAN VIBURNUM	18"	5	7.5	37.5	
FS	RHUS AROMATICA	GRO-LOW FRAGRANT SUMAC	3 GAL	19			
LL	HYDRANGEA PANICULATA	LIMELIGHT HYDRANGEA	18"	0	7.5	0	

PLANT SCHEDULE						
SHRUBS	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	POINTS	TOTAL
JV	VIBURNUM X JUDDII	JUDD'S VIBURNUM	18"	12	7.5	90
IH	CORNUS ALBA	IVORY HALO DOGWOOD	18"	13	7.5	97.5
WH	HAMAMELIS VERNALIS	VERNAL WITCH HAZEL	18"	0	7.5	0
LH	ITEA VIRGINICA	LITTLE HENRY SWEETSPICE	3 GAL	0	7.5	0
OS	CHAENOMELES SPECIOSA	ORANGE STORM QUINCE	3 GAL	16	7.5	120
PERENNIALS						
BG	HOSTA SIEBOLDIANA	BLUE GIANT HOSTA	1 GAL	0		
SD	LEUCANTHEMUM X SUPERBA	BECKY SHASTA DAISY	1 GAL	8		
PP	HEUCHERA	PLUM PUDDING CORAL BELLS	1 GAL	12		
MN	SALVIA NEMEROSA	MAY NIGHT SALVIA	1 GAL	10		
BES	RUDBECKIA FULGIDA	GOLDSTURM BLACK-EYED SUSAN	1 GAL	0		
KWS	ASTILBE CHINENSIS	VISIONS IN PINK ASTILBE	1 GAL	7		
ANNUALS						
FLO	PETUNIAS, GERANIUMS, BEGONIAS, VERBENA, DUSTY MILLER, COLEUS					

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Drawing Name:
PHASE 3
LANDSCAPE PLAN

Drawing Number:
A015-3